

WICHITA-SEDGWICK COUNTY
METROPOLITAN AREA PLANNING COMMISSION AGENDA
November 1, 2007

The regular meeting of the Wichita-Sedgwick County Metropolitan Area Planning Commission will be held on **THURSDAY, November 1, 2007**, in the Planning Department Conference Room City Hall-10th Floor, 455 N. Main Street, Wichita, Kansas beginning, at **1:30 P.M.** **If you have any questions regarding the meeting or items on this agenda, please call the Wichita-Sedgwick County Metropolitan Area Planning Department at 316.268.4421.**

1. Approval of the October 18, 2007 MAPC minutes.

❖ **Items # 2-1 and 2-4 may be taken in one motion unless there are questions or comments.**

2. Consideration of Subdivision Committee recommendations from the meeting of October 25, 2007. David Dennis, Michael Gisick, Bill Johnson, Debra Miller Stevens, M.S. Mitchell and G. Nelson Van Fleet were present. Copies of their recommendations have been furnished to the Planning Commission. Don Anderson and was not present.
Agenda Item 2-1 (SUB2007-93) Approved, vote (6-0); and Agenda Item 2-2 (SUB2007-94) Approved, vote (6-0); Agenda Item 2-3 (SUB2007-91) Approved, vote (6-0); Agenda Item 2-4 (SUB2007-92) Approved, vote (6-0).

- 2-1. **SUB 2007-93: One-Step Final Plat -- SUNFLOWER BROADCASTING, INC., ADDITION**, located on the south side of 37th Street North and west of Hillside.

Engineer: Garber Surveying Service, P.A.

Acreage: 26.62

Total Lots: 1

- 2-2. **SUB 2007-94: One-Step Final Plat -- CEDAR VIEW VILLAGE ADDITION**, located east of Greenwich Road and south of Kellogg.

Engineer: MKEC Engineering Consultants, Inc.

Acreage: 9.55

Total Lots: 29

- 2-3. **SUB 2007-91: One-Step Final Plat -- ALLEN WILLIAMS ADDITION**, located south of Harry and on the east side Hoover Road.

Engineer: K.E. Miller Engineering, P.A.

Acreage: 3.57

Total Lots: 1

- 2-4. **SUB 2007-92: One-Step Final Plat -- MAIZE SCHOOL SOUTH CAMPUS ADDITION**, located on the south side of 37th Street North, between Maize Road and Tyler Road.

Engineer: K.E. Miller Engineering, P.A.

Acreage: 269.5

Total Lots: 2

❖ **PUBLIC HEARINGS**

ADVERTISED TO BE HEARD NO EARLIER THAN 1:30 P.M.

3. Case No.: ZON2007-33
Request: City zone change from "SF-5" Single-family Residential to "LC" Limited Commercial.
General Location: Midway between Kellogg Avenue and I-35, on the west side of Greenwich Road.
Presenting Planner: Bill Longnecker
4. Case No.: ZON2007-48
Request: City zone change from "SF-5" Single-family Residential to "LC" Limited Commercial.
General Location: On the south side of MacArthur Road and east of Hydraulic Avenue.
Presenting Planner: Bill Longnecker
5. Case No.: ZON2007-49
Request: City zone change from "SF-5" Single-family Residential to "GO" General Office.
General Location: On the south side of MacArthur Road and east of Hydraulic Avenue.
Presenting Planner: Bill Longnecker
6. Case No.: ZON2007-50/CUP2007-56
Request: City zone change from "GO" General Office to "LC" Limited Commercial and DP-62 Chelsea Station CUP Amendment #10 to create Parcel 3A, allow LC commercial uses on Parcel 3A, and other modifications including reduced setback.
General Location: On the west side of Rock Road one block south of Rockhill Street.
Presenting Planner: Donna Goltry
7. Case No.: CUP2007-52
Request: DP-256 Amendment #3 to Parcel 3B to allow animal care, limited, on property zoned "LC" Limited Commercial.
General Location: West of Founders Circle 1/10 mile south of 21st Street North.
Presenting Planner: Dale Miller
8. Case No.: CUP2007-54
Request: DP-177 Amendment #3 to increase height from 47-feet to 60-feet and to reduce parking.
General Location: On the north side of 21st Street North and west of Tyler Road.
Presenting Planner: Dale Miller
9. Case No.: CUP2007-55
Request: DP-214 Amendment #1 to reconfigure Parcels 3 and 5 and allow a car wash on the reconfigured Parcel 3.
General Location: On the southwest corner of Maize Road and 13th Street North.
Presenting Planner: Bill Longnecker
10. Case No.: CUP2007-57
Request: DP-228 Amendment #1 to create a new parcel and reconfigure an existing

parcel, to revise signage, to extend height allowed for signage, to revise solid screening requirements and materials, and to revise building material requirements.

General Location: On the north side of K-96, south of Willowood and 34th Street North, on the east side of Woodlawn Avenue.

Presenting Planner: Dale Miller

- 11. Case No.:** ZON2004-68/CUP2004-60 (This case was deferred from 8/16/07.)
Request: County zone change from "SF-20" Single Family-Residential to "LC" Limited Commercial and creation of DP-281 Rock Road Plaza Commercial CUP.

General Location: The southeast corner of 31st Street South and Rock Road.

Presenting Planner: Donna Goltry

- 12. Case No.:** DER2007-10
Request: Zone change from the "LI," Limited Industrial district to the "SF-5," Single-family Residential district in the Oatville neighborhood.

General Location: North of MacArthur, west of South Sabin Street, ½ block west of South Baehr Street and south of West 37th Street.

Presenting Planner: Dale Miller

- 13. Other matters/Adjournment.**

John L. Schlegel, Secretary

Wichita-Sedgwick County Metropolitan Area Planning Commission